



INTEGRATED TECHNICAL SERVICES

Reliable technical services, from first fix to final finish.

RIOTIME supports villas, workplaces and commercial properties with coordinated technical, interior and maintenance scopes across Dubai and the UAE.

HVAC | ELECTRICAL | ELV | NETWORKING | FIT-OUT | MAINTENANCE

SURVEY-LED PLANNING | MULTI-DISCIPLINE COORDINATION | PRACTICAL HANDOVER

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One accountable team for the systems behind every great space.

Coordinated technical, interior and maintenance support for residential and commercial properties.



ABOUT RIOTIME

Integrated scope. Practical coordination.

RIOTIME Technical Services L.L.C supports properties with HVAC, electrical, ELV, networking, interior fit-out, painting and maintenance services. Each requirement is shaped around the site, the agreed scope and the result the client needs.

- ✓ Site survey and practical scoping
- ✓ Multi-discipline coordination
- ✓ Clear quotation and scheduling
- ✓ Execution, checks and handover

CAPABILITIES

A connected service portfolio

01 / CLIMATE

HVAC

VRF/VRV, chilled water, ducting, installation, repair and preventive care.

02 / POWER

Electrical

Installation, inspection, testing, rewiring, distribution boards and lighting.

03 / CONNECTED

ELV & Networking

Security, communication, automation, structured cabling and network systems.

04 / INTERIORS

Fit-Out & Painting

Partitions, ceilings, floors, joinery, coatings and coordinated finishing.

05 / PROPERTY CARE

Maintenance

Planned AC care, duct cleaning, disinfection and water-tank cleaning.

06 / DELIVERY

Project Support

Scope definition, coordination, execution and practical handover.

Climate systems planned for comfort, control and maintainability.

Installation, maintenance and repair for residential and commercial air-conditioning systems.



CORE HVAC

Complete air-conditioning scope

From villa VRF/VRV installations to chilled-water components and complete duct networks, the work is planned around access, property use and maintainability.

- ✓ VRF / VRV and ducted-split systems
- ✓ GI / PI ducting and air distribution
- ✓ AC repair and preventive maintenance

SYSTEM COVERAGE

Installation, plant components and commissioning support

- | | |
|---------------------------------|--------------------------------------|
| ✓ VRF / VRV systems | ✓ Ducted-split systems |
| ✓ Chilled-water systems | ✓ AHU, FAHU and FCU work |
| ✓ Supply and return pipework | ✓ GI / PI ducting |
| ✓ Flushing and pressure testing | ✓ Testing and commissioning support |
| ✓ Solar water-heating systems | ✓ AC diagnostics and corrective work |
| ✓ Scheduled preventive care | |

All works are confirmed against the site condition and agreed quotation before scheduling.

Electrical installation, testing and upgrades for new and existing spaces.

Practical electrical scope for homes, villas, commercial fit-outs and new properties.

POWER & CONTROL

Safe, organised electrical work

Electrical requirements are reviewed against the property, the intended use and the agreed technical scope before execution.

- ✓ Inspection and EICR testing
- ✓ Installation, rewiring and upgrades
- ✓ Lighting, controls and fire-alarm systems



ELECTRICAL SERVICES

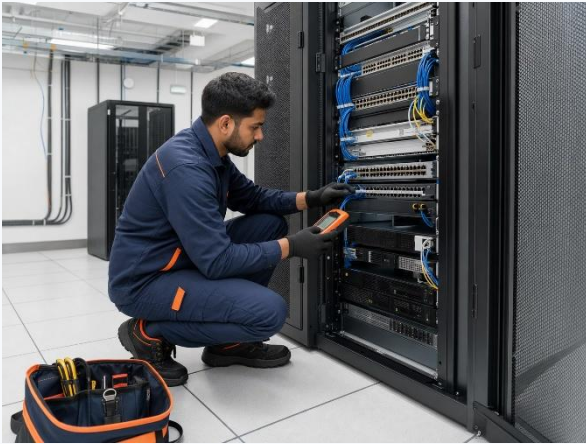
From inspection to complete installation

- | | |
|-------------------------------------|-----------------------------------|
| ✓ EICR testing | ✓ Full and partial rewires |
| ✓ Distribution-board upgrades | ✓ Distribution-board replacement |
| ✓ New-build electrical installation | ✓ Commercial shop fit-outs |
| ✓ Kitchen and bathroom wiring | ✓ LED lighting |
| ✓ Fire-alarm systems | ✓ Maintenance and corrective work |

The final method, materials and programme are agreed for each site and scope.

Security, communication and control for connected properties.

Low-current systems planned around the people, access and operations of the space.



CONNECTED BUILDINGS

Integrated ELV infrastructure

RIOTIME installs and commissions security, communication, entertainment and building-control systems for residential and commercial properties.

- ✓ Physical security and controlled access
- ✓ Communication and entertainment systems
- ✓ Automation and guest-room controls

ELV INSTALLATION & COMMISSIONING

Security, communication and building control

- | | |
|---|---------------------------------|
| ✓ CCTV systems | ✓ Access-control systems |
| ✓ SMATV systems | ✓ MATV / IPTV systems |
| ✓ Audio / video intercom | ✓ Automatic gate barriers |
| ✓ PABX systems | ✓ PA and background music |
| ✓ Smart-home automation | ✓ Central vacuum systems |
| ✓ Intruder-alarm systems | ✓ Guest-room management systems |
| ✓ System installation and commissioning | |

Reliable infrastructure for information, systems and day-to-day operations.

Structured connectivity, server and storage support, security and network management.

IT INFRASTRUCTURE

Connectivity planned around the property

Network requirements are developed around the space, device count, rack location, security expectations and the agreed support scope.

- ✓ Structured cabling and racks
- ✓ Servers, storage and security
- ✓ Cloud, connectivity and management support



NETWORKING & IT INFRASTRUCTURE

Reliable connectivity and managed systems

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|----------------------------------|---------------------------------|
| ✓ Structured cabling | ✓ IT and network infrastructure |
| ✓ Network racks | ✓ Servers and storage solutions |
| ✓ Network and rack management | ✓ Network security |
| ✓ Cloud and connectivity support | |

Infrastructure planning, deployment and support are confirmed against the agreed device, coverage, rack, security and operational requirements.

The details that turn a building into a finished space.

Interior works coordinated around technical services, programme needs and the quality of the final finish.



INTERIOR DELIVERY

One coordinated finishing scope

RIOTIME delivers fit-out and finishing work for villas, workplaces and commercial properties, from partitions and ceilings to flooring, joinery and paint.

- ✓ Gypsum partitions and ceilings
- ✓ Flooring, tiling and parquet
- ✓ Carpentry, joinery and finishing

FIT-OUT SERVICES

Build, finish and protect the interior

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|-------------------------|------------------------------------|
| ✓ Gypsum partitions | ✓ Gypsum ceilings |
| ✓ General flooring | ✓ Tiling and parquet |
| ✓ Carpentry and joinery | ✓ Interior painting |
| ✓ Exterior painting | ✓ Pergola and timber finishes |
| ✓ Wood and MDF painting | ✓ Decorative and PU paint finishes |
| ✓ Epoxy floor coatings | ✓ Touch-ups and completion works |

Preventive maintenance and specialist cleaning.

Focused care for air-conditioning equipment, duct systems and water tanks.

PLANNED CARE

Maintain reliability, hygiene and day-to-day performance

Maintenance and cleaning are planned around access, equipment condition and operational needs, with the final scope confirmed before work begins.

- ✓ Scheduled preventive visits
- ✓ AC service and corrective work
- ✓ Duct and water-tank cleaning



MAINTENANCE SERVICES

Practical care for critical property systems

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|----------------------------------|--|
| ✓ AC deep cleaning and service | ✓ Filter and fan-coil cleaning |
| ✓ Refrigerant diagnostics | ✓ Corrective AC work |
| ✓ Condenser cleaning | ✓ Leak detection |
| ✓ Duct cleaning and disinfection | ✓ Water-tank cleaning and disinfection |
| ✓ Scheduled preventive visits | ✓ Condition-based maintenance scope |

WATER-TANK CLEANING

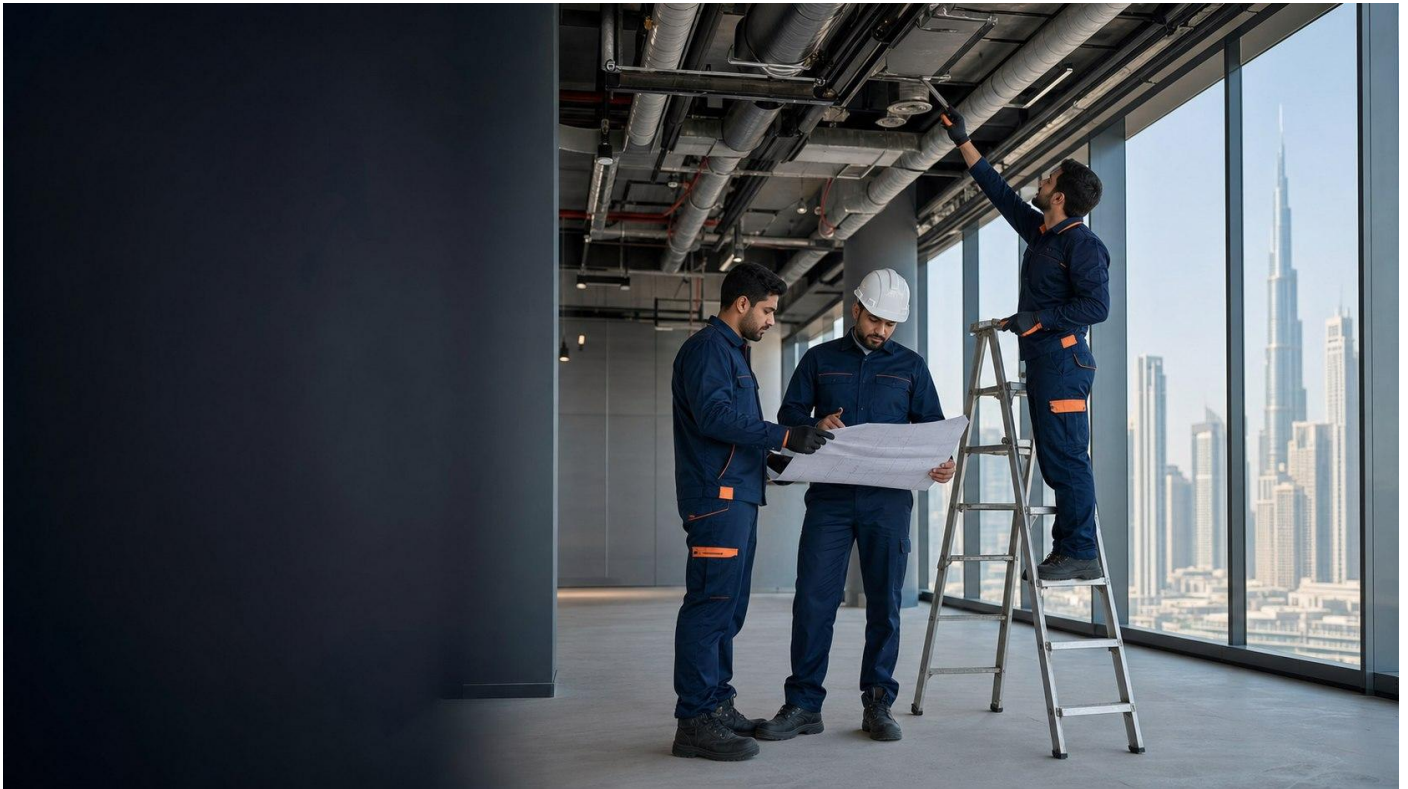
A safe, scope-led general sequence

- | | |
|---|-----------------------------------|
| ✓ Confirm access, condition and isolation | ✓ Drain and remove loose deposits |
| ✓ Clean internal surfaces to the agreed method | ✓ Disinfect and rinse |
| ✓ Complete a visual check and return to service | |

Cleaning and disinfection methods are agreed for the site, equipment and access conditions.

A clear route from requirement to handover.

Every project starts by understanding the property, the scope and the result required.



HOW WE WORK

Five practical stages

01 Understand Review the property, priorities, available drawings, photographs and access requirements.	02 Survey Inspect relevant areas and confirm the practical and technical scope.	03 Plan Agree quotation, materials, sequencing, programme and site coordination.
04 Execute Deliver the approved work while coordinating access and interfaces.	05 Check & Handover Complete agreed checks, close-out items and practical handover.	

Scope, programme and deliverables remain subject to the agreed quotation and site conditions.

Queen Elizabeth 2 - interior renovation.

Genuine project photography from a completed RIOTIME scope in Dubai.



Completed works - project photography supplied by RIOTIME

HOSPITALITY / DUBAI

Stairway & Golden Line Club renovation

Interior renovation works aboard Queen Elizabeth 2, coordinated around the finished environment and the approved project scope.

- ✓ MDF and detailed interior works
- ✓ PU paint finishing
- ✓ Tiles and parquet flooring
- ✓ Stairway and club-area renovation

PROJECT FOCUS

Finish quality at visible interfaces

INTERIOR

Detailed finishing

Wall, panel and decorative finishing integrated with the existing interior.

SURFACES

Flooring scope

Tile and parquet works completed within the agreed renovation areas.

COORDINATION

Occupied environment

The work was coordinated around access, interfaces and the final presentation.

Project references are available on request.

Al Rawdha Palace Polyclinic - coordinated MEP and fit-out.

Genuine project photography from a completed RIOTIME scope in Al Ain.

HEALTHCARE / AL AIN

GreenBox / Al Rawdha Palace

A coordinated technical and interior scope for the polyclinic, combining air-conditioning work with multiple finishing trades.

- ✓ AC and ductwork
- ✓ Gypsum ceiling
- ✓ Painting and tiling
- ✓ Parquet flooring and interior finishes



Completed works - project photography supplied by RIOTIME

PROJECT FOCUS

Technical systems and interior completion aligned

CLIMATE

AC & ductwork

Air-conditioning and duct scope coordinated with ceilings and room finishes.

INTERIORS

Ceiling & surfaces

Gypsum ceiling, tiling, parquet and paint brought together as one delivery.

COORDINATION

Multi-trade scope

Technical and finishing interfaces managed around the agreed project plan.

Project references are available on request.

Relevant project experience across different property types.

A selection of verified RIOTIME project scopes across Dubai, Al Ain and Sharjah.

HOSPITALITY / DUBAI

Queen Elizabeth 2

Stairway and Golden Line Club renovation with MDF, PU paint, tiles and parquet.

HEALTHCARE / AL AIN

GreenBox / Al Rawdha Palace

AC, ductwork, paint, tiles, parquet flooring and gypsum ceiling.

VILLA / DUBAI

Khansaheb MEP / Tilal Al Ghaf

VRF installation with GI ducting for a six-bedroom Serenity villa.

VILLA 64 / ARABIAN RANCHES

Polo Homes

Tile work and external painting for a residential villa.

VILLA 65 / ARABIAN RANCHES

Polo Homes

Package-unit dismantling and replacement with ducting and external painting.

VILLA 84 / ARABIAN RANCHES

Polo Homes

AC duct cleaning and external painting.

HOSPITALITY / DUBAI

SsangYong-BESIX / Royal Palm Atlantis

Ducted-split installations with complete ductwork.

TRANSPORT / SHARJAH

USky Transport / SRTI Park

Floor-standing AC installations at Sharjah Research Technology & Innovation Park.

Client and project references are available on request. Contact details are shared privately where appropriate.

Bring us the requirement. We will help shape the technical scope.

Share the property location, service required and a short description to start the conversation.



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